



Recreation Commission Agenda and Report

General Order of Business

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| 1. Call to Order and Salute to Flag | 7. Action Items |
| 2. Roll Call | 8. Written Communications |
| 3. Consent Calendar | 9. Commission Referrals |
| 4. Approval of Minutes | 10. Commission and Staff Communications |
| 5. Oral Communications | 11. Adjournment |
| 6. Staff Presentations/Ceremonial Items | |

Order of Discussion

Generally, the order of discussion after introduction of an item by the Chair will include comments and information by staff followed by Recreation Commission questions or inquiries. The applicant, or their authorized representative, or interested citizens may then speak on the item. At the close of public discussion, the item will be considered by the Recreation Commission and action taken.

Consent Calendar

Items on the Consent Calendar (printed on separate sheet) are considered to be routine by the Recreation Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event the item will be removed from the Consent Calendar and considered in its normal sequence on the agenda.

Addressing the Recreation Commission

Any person may speak on any item under discussion by the Recreation Commission after receiving recognition by the Chair. Speaker cards will be available at the speaker's podium prior to and during the meeting. To address the Commission, a card must be submitted to the Clerk indicating name, address and the number of the item upon which a person wishes to speak. Speakers are required to line up to conserve time between speakers. When addressing the Recreation Commission, please walk to the rostrum located directly in front of the Commission. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit may be set by the Chair for each speaker. In the interest of time, please limit your comments to new material; do not repeat what a prior speaker has said.

Oral Communications

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Oral Communications section. Please be aware provisions of California Government Code Section 54954.2(b) prohibit the Recreation Commission from taking any immediate action on an item which does not appear on the agenda, unless it meets stringent requirements. The Chair may limit the length of your presentation.

Agenda and Report	•	Fremont Recreation Commission Meeting	•	December 2, 2015
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See Table of Contents for Meeting Location

See Reverse

Assistance

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the Community Services Department at (510) 494-4347.

Information

For Information on current agenda items please contact the Community Services Department at (510) 494-4347.

Copies of the Agenda and Report are available at the Community Services Department administrative office at 3300 Capitol Avenue, Building B and are available at each Commission meeting. In addition, complete agenda packets will be available for review at the Commission meeting or at the Community Services Department office three days prior to Commission meetings.

Information about the City or items scheduled on the Agenda and Report may be referred to:

**Tracey Leung, Executive Assistant
Community Services Department
3300 Capitol Avenue, Building B
Fremont, California 94538**

Telephone: (510) 494-4347

Your interest in the conduct of your City's business is appreciated.

Recreation Commission

Lila Bringhurst
Jeff Couthren
John Dutra
Brian Hughes
Frank Pirrone
Pavan Vedere
Laura Winter

Department Staff

Annabell Holland, Community Services Director
Kim Beranek, Community Services Deputy Director
Kathy Cote, Environmental Services Manager
Esther deLory, Management Analyst II
Matt Herzstein, Water Park Operations Manager
Irene Jordahl, Recreation Superintendent I
Kyle Kramer, Parks Superintendent
Mark Mennucci, Senior Landscape Architect
Fairin Perez, Urban Landscape Manager
Ken Pianin, Solid Waste Administrator
Roger Ravenstad, Parks Planning & Design Manager
Lance Scheetz, Sales and Revenue Manager
Damon Sparacino, Recreation Superintendent I

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FREMONT RECREATION COMMISSION
REGULAR MEETING
CITY COUNCIL CHAMBERS
3300 CAPITOL AVENUE, BUILDING “A”
FREMONT, CALIFORNIA 94538
DECEMBER 2, 2015, 7:00 P.M.**

1. CALL TO ORDER AND SALUTE TO THE FLAG

2. ROLL CALL

3. CONSENT CALENDAR

4. APPROVAL OF MINUTES – November 4, 2015

5. ORAL COMMUNICATIONS

6. STAFF PRESENTATIONS/CEREMONIAL ITEMS

Staff will give a presentation on winter storm preparedness.

7. ACTION ITEMS

7.1 WARM SPRINGS INNOVATION DISTRICT PLAZA MASTER PLAN

Recommend that City Council Consider a Master Plan for a Plaza Consisting of Four Lots Totaling 2.5 Acres in Warm Springs/South Fremont Community Plan Area 4, and the Evaluation of the 2.5 Acre Site According to the “Criteria for Selection of Park Sites”

Contact Persons:

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8. WRITTEN COMMUNICATIONS

9. COMMISSION REFERRALS

10. COMMISSION AND STAFF COMMUNICATIONS

11. ADJOURNMENT

**AGENDA
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Recommend that City Council Consider a Master Plan for a Plaza Consisting of Four Lots Totaling 2.5 Acres in Warm Springs/South Fremont Community Plan Area 4, and the Evaluation of the 2.5 Acre Site According to the "Criteria for Selection of Park Sites"

Contact Persons:

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Executive Summary: In conjunction with Lennar Corporation development being proposed within the 110-acre Area 4 of the Warm Springs Community/South Fremont (WS/SF) Community Plan, a network of urban plazas and parks are planned adjacent to the future Warm Springs BART Station Plaza. In May 2015, the Recreation Commission reviewed the overall WS/SF Plan, which discussed the open space concept for the area. The action before the Commission tonight is the Master Plan for the Plaza in Warm Springs Area 4, the assessment of the suitability of the site as park land, and environmental review. This report recommends the Recreation Commission recommend approval of the Plaza for WS/SF Area 4 to the City Council.

BACKGROUND: In July 2014, the City Council adopted the WS/SF Community Plan. The goal of the WS/SF Community Plan is to create up to 20,000 new jobs and 4,000 urban housing units, and an employment-based urban center that allows industrial, research and development, office and convention, hotel, retail and entertainment, and residential uses around the BART station. The Community Plan also includes public facility uses, most notably an urban elementary school (transitional kindergarten to fifth/sixth grade) and adjoining joint use four-acre public community park and other public open space. New public open space typologies and design guidelines were included in the WS/SF Community Plan for establishment of a public urban park (Citywide Park) adjacent to the new public school and urban plazas (Civic Park, and Warm Springs Urban Plazas) that would support the urban nature of this area by allowing for both active and passive activities such as sitting, walking, gathering, play and contemplation.

Within the 110-acre Warm Springs Community Plan Area 4, the Master Plan approved by City Council in Spring 2015 calls for 2,214 residential units, approximately 1.3M square feet of commercial and industrial uses, a school, and parks and plazas within a transit-oriented urban neighborhood adjacent to the western side of the Warm Springs BART Station. In September 2015, the Planning Commission approved the large-lot tentative map providing the five locations of developable lots and lots reserved for public uses. Four lots of between 0.5 and 0.75 acres were set aside within the multi-family communities nearest BART, for a total of approximately 2.5 acres of urban plazas. These areas are intended to fulfill a connective pedestrian-oriented role from adjacent residences and commercial areas, but to also provide urban passive recreational opportunities and visual relief within the district.

Elsewhere within the district, a four-acre public community park is proposed. Design of that park is not within the scope of this action, and will be brought to the Commission as early as January 2016. The four acre community park will be dominated by soft surface recreation areas, providing an alternative to the more urban type plazas proposed near the Bart Station Plaza. Additionally, common and private open spaces within the development, which are otherwise required by zoning codes, are not within the scope of this review. Where they may be included in graphics herein, they are shown for context only.

The proposed dedication of park land at the future Innovation Way must comply with the Parks and Recreation Master Plan and the Parks and Recreation Chapter of the General Plan. The “Criteria for Selection of Park Sites” of the Parks and Recreation Master Plan sets forth the requirements used to evaluate parcels for acquisition or dedication as city-owned park land. One criterion requires the Recreation Commission to review and make recommendations to the City Council about any parcel under consideration for inclusion into Fremont’s park system. The specific criteria which are evaluated for the 2.5 acre WS/SF plaza site in this report are: conformance with City of Fremont policies, physical configuration, topography, encumbrance, access, environmental constraints, and compatibility with surrounding land uses, and operations, maintenance and supervision costs and impacts. The report concludes with a summary and recommendation.

DISCUSSION/ANALYSIS:

Project Description

The proposed Warm Springs Innovation District Plaza Master Plan identifies the concept-level design characteristics of the network of four plaza segment/lots totaling approximately 2.5 acres within the portion of the Warm Springs/South Fremont Area 4 nearest BART. See below for discussion on the design analysis.

General Plan Conformance

When the City Council adopted the Warm Springs/South Fremont Community Plan, it found that the 2.5 acres of proposed plaza are in conformance with the General Plan. This section re-states those sections of the General Plan that the City Council considered in its findings. The proposed Innovation Plaza Master Plan would effectuate the goals and policies contained within the General Plan and WS/SF Community Plan that support the creation of public realm open space for a diverse new innovation district. The Land Use Element of the General Plan describes this area as follows:

Innovation Center

This designation corresponds with the ±879 acre WS/SF Community Plan, adopted by the City Council on July 22, 2014. The Innovation Center is a hybrid mixed-use designation that allows a range of uses, which include industrial, research and development, office and convention, hotels, retail and entertainment, residential, an elementary school and public open space.

The proposed Innovation Plaza Master Plan would be consistent with and implement the following policies of the General Plan:

Land Use Element:

Policy 2-6.5: Linear Open Space Connections – Utilize open space, including parks, flood control channels, greenbelts, easements, and other open areas to connect the City, provide car-free corridors for pedestrians and bicyclists, and tie together Fremont's neighborhoods, centers, and employment districts.

Community Plans Element:

Policy 11-10.2: WS/SF BART Station – Develop the area around the future Warm Springs/South Fremont BART Station with high-intensity land uses that promote the use of BART and encourage walking or bicycling to and from the station.

Policy 11-10.4: South Fremont Open Space – Ensure that future development in the vicinity of the Warm Springs/South Fremont BART Station includes provisions for urban open space. Plans for urban open space should recognize the needs of the local workforce as well as Fremont residents. Urban open space may include parks, plazas, courtyards, and other public gathering places, and should contribute to a sense of identity in the station area.

Policy 11-10.5: South Fremont Community Facilities – Provide for the community facilities necessary to support the level and type of expected growth in the South Fremont area. This should include school(s), and could also include urban parks, community centers, public safety facilities, and similar public uses.

Parks and Recreation Element:

Goal 8-1: A Wide Range of Parks and Recreational Facilities. Provide a wide range of parks and recreational facilities to reflect the community's desire for a variety of recreational experiences.

Policy 8-1.1: Parks and Recreational Facility Guidelines. Develop parks and recreational facilities consistent with the standards and guidelines included in the Parks and Recreation chapter of the General Plan and in the Parks and Recreation Master Plan.

Policy 8-1.3: Standards for New Parks and Recreation Facilities. Acquire and develop new park lands and recreational facilities consistent with City standards.

Analysis: The Master Plan for Innovation Plaza, which consists of a more urban mix of materials than is typical for a more suburban park, would further the above goals and policies of the General Plan in supporting the creation of well-designed parks and recreational facilities, particularly with respect to the more connective urban properties intended for the Innovation district.

Parks and Recreation Master Plan – Criteria for Selecting Park Sites:

The 2.5 acre site at near the future Innovation Way is consistent with the Parks and Recreation Master Plan Criteria for Selecting Park Sites in the following ways:

1. Physical Configuration: The proposed 2.5 acre area is directly adjacent to high density residential structures, typical of a civic park. The site is essentially level with no significant vegetation or natural features. The site is near the new Warm Spring Bart Plaza, the bicycle network, and commercial areas.

Staff comment: The site configuration is appropriate for the acquisition and development as a civic park.

2. Topography: The Criteria for Site Selection require new city parks to have an average slope gradient no greater than 5% to provide flat, usable recreation spaces. This property is generally flat; thus, site topography would not preempt development to the City standards for civic parks.

Staff comment: The site topography is well suited to park development.

3. Encumbrance: The site is not encumbered with easements which would preclude park development. No power lines are situated on the site. There will be designated emergency vehicle access ways to support fire trucks, but they will not legal easements.

Staff comment: The site is not encumbered with any easements or other restrictions that would prevent development of the site as a civic park.

4. Access: The site has good access from a local and citywide perspective. Primary vehicular access to the site is from Innovation Way, which connects to Fremont Boulevard and Lopes Way. The site is near the Warm Springs Bart Station and bicycle routes.

Staff comment: The site provides safe and convenient access for local residents.

5. Environmental Constraints: The land is part of the undeveloped portion of the former NUMMI car plant and is adjacent to the new Tesla car plant property. There is no knowledge of any uses on the site that would have used hazardous materials.

Staff comment: The site is not known to be constrained by hazardous materials or unsafe environmental conditions.

6. Compatibility with Surrounding Land Uses: Existing land uses adjacent to the site are:

To the north: Future multi-family residential housing and Grimmer Boulevard.

To the south: Future multi-family residential housing and Tesla car plant (beyond).

To the east: Future multi-family (affordable) residential housing and Union Pacific Railroad/BART (beyond).

To the west: Future multi-family residential housing and Fremont Boulevard (beyond).

Dedication of the site to park land as a civic park would be consistent with the development pattern proposed in the Warm Springs/South Fremont Community Plan, where civic parks are located within higher pedestrian traffic and use areas near higher density residential and major transportation. The adjacent multi-family residential buildings and Warm Spring BART Plaza are all compatible uses.

Staff comment: Dedication and development of this site for a park would be compatible with all the proposed land uses in the area.

7. Maintenance Impacts: The size, shape and general physical characteristics of the site would not create maintenance impacts disproportionate to the benefit provided to the community by providing a civic park in this area. Per City Council policy, all new park

development is required to have a funding plan for ongoing maintenance. Maintenance for this site is proposed to be funded through a local Community Facility District (CFD), or other similar financial vehicle, and will not burden the City maintenance staff and resources.

Staff comment: Dedication and development of this park would not create undue maintenance impacts on the City's park system under current policy.

8. Capital Improvements, Operations, and Supervision Costs: The development of this park could be funded with Park Facilities fee credit to the developer, which are intended for this purpose. The actual costs of operations and supervision will be considered in more detail during design development.

All public utilities (electric, water, storm drainage, and sanitary sewer) are available to the site. Depending on the final site design of the park, some or all of the utility services will need to be extended into the site upon development.

Staff comment: Costs of capital improvements, operations and supervision can be addressed by the developer through the credit of Park Impact Fees otherwise due to the developer.

Lennar Area 4 Master Plan Conformance

The Lennar Area 4 Master Plan calls for urban plazas to be located between the multi-family residential and commercial components on Innovation Way near the BART Station, and at key intersections on Innovation Way.

Design Analysis

The 2.5 acre Warm Springs/South Fremont Plaza consists of four linear “L” shaped components on four separate blocks. As a group or as four separate segments, the plaza meets the Parks and Recreation Master Plan standard for “Civic Park.” Each block is bordered on one side by five story residential buildings and the other side by future multi-story commercial buildings. The four segments are part of a larger urban open space network that leads to the future Warm Springs Bart Plaza. The design provides open space relief and enhancement to urban living while at the same time serving as the primary pedestrian system through the Innovation District. The long plazas are 45 feet wide with approximately an additional 15 feet of private/common space on each side providing a corridor about 75 feet wide.

Each of the four plaza segments will have a different design feel to distinguish the spaces and provide a sense of uniqueness between them. All four plazas will include benches, overhead structures, trees, shrubs, walls and artistic-modern furnishings. Paving types will include colored concrete, pavers, and other surfaces. Furnishings and materials such as stone, concrete, steel and acrylic, are selected for durability and appropriateness to the urban setting.

Generous paved areas are essential to accommodate the anticipated high pedestrian volumes during peak hours. Extensive planting and tree canopies will soften the edges and will be used to create outdoor conversation and gathering spaces along the otherwise busy pedestrian corridor. The combination will provide a varied and active experience typical of high density living and commercial environments. It is anticipated that there will be some art component as part of the plazas, but development of the art program is not complete.

FISCAL IMPACT: Land costs and capital costs to build the 2.5 acre plaza will be in the form of Parkland Dedication Impact Fee and Park Facility Impact Fee credit. The value of the park land will be determined through third party appraisal and the amount will be subtracted from what the developer is required to pay through Parkland Dedication Fees for the Area 4 development area. The cost of improvements will be reviewed and approved by the City, and the agreed amount will be subtracted from what the developer is required to pay through Park Facility Impact Fee credit for the Area 4 development area.

MAINTENANCE IMPACT: Lennar Development Corporation is required to provide a maintenance solution for the Warm Springs/South Fremont Plaza. The developer is proposing to fund the maintenance through a Community Facilities District, which will assess all property owners in the District. The property owners will likely contract out the maintenance services, which will comply with standards provided by the Community Services Department. City maintenance forces will not be used for the plaza.

ENVIRONMENTAL REVIEW: Pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (SCH#2013032062) was previously certified for the WS/SF Community Plan in which the plan for plazas was included. Therefore, no further environmental review is required.

ATTACHMENTS:

Attachment for this report will be distributed at the Recreation Commission Meeting

- Concept Plan for the Innovation District Plaza Master Plan.

RECOMMENDATION:

1. Recommend that City Council find that the proposed 2.5 acre Warm Springs Innovation District Plaza is consistent with the General Plan policies and the Criteria for Selection of Park Sites in the Parks and Recreation Master Plan.
2. Recommend that City Council approve the proposed Warm Springs Innovation District Master Plan.

8. WRITTEN COMMUNICATIONS

9. COMMISSION REFERRALS

10. COMMISSION AND STAFF COMMUNICATIONS

11. ADJOURNMENT